

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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*Reclassification of Area Shown on Map No. 13-I.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 13-I in the area bounded by

W. Foster Avenue; a line 175.16 feet east of the east line of West River Park; a line 125.01 feet south of W. Foster Avenue; and the east line of West River Park,

to those of a B4-1 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 14-K.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 14-K in the area bounded by

the alley next north of and parallel to W. 63rd Street; S. Karlov Avenue; W. 63rd Street; and S. Kedvale Avenue,

to those of a B4-2 Restricted Service District, and a corresponding bulk district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 16-I.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 16-I in the area bounded by

W. 65th Street; S. Western Avenue; the alley next north of and parallel to W. Marquette Road; and the alley next west of and parallel to S. Western Avenue,

to those of a C2-2 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 18-J.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District and all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 18-J in the area bounded by

the south line of the right of way of the C. & W. I. RR.; S. Homan Avenue, or the line thereof if extended where no street exists; W. 77th Street; and S. St. Louis Avenue,

to the designation of a Restricted Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of De-

velopment herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Maps accompanying this ordinance printed at pp. 3272-3276 incl.]

*Reclassification of Area Shown on Map No. 20-D.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 20-D in the area bounded by

E. 80th Street; the west line of the right of way of the I.C. RR.; the alley next south of and parallel to E. 80th Street; and the alley next east of and parallel to S. Dobson Avenue, to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 26-F.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 26-F in the area bounded by

W. 109th Street; the alley next east of and parallel to S. Halsted Street; W. 111th Street; and S. Halsted Street,

to those of a C1-1 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 34-A.**Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 34-A in the area bounded by

the north line of the right of way of the Pennsylvania RR.; the center line of S. Avenue K, or the line thereof if extended where no street exists; the corporate limits of the City of Chicago; and S. Avenue O,

to those of an M3-1 Heavy Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 18-B.*

Alderman Ronan thereupon moved to pass the proposed ordinance transmitted with the pending report of the Committee on Buildings and Zoning, as amended by the committee, as is noted on page 3121 of the Journal of the Proceedings of September 15, 1964 (for the reclassification of an area shown on Map No. 18-B).

The motion prevailed and said proposed ordinance

[continued at p. 3277]

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33

# RESIDENTIAL PLANNED DEVELOPMENT #33

## STATEMENTS

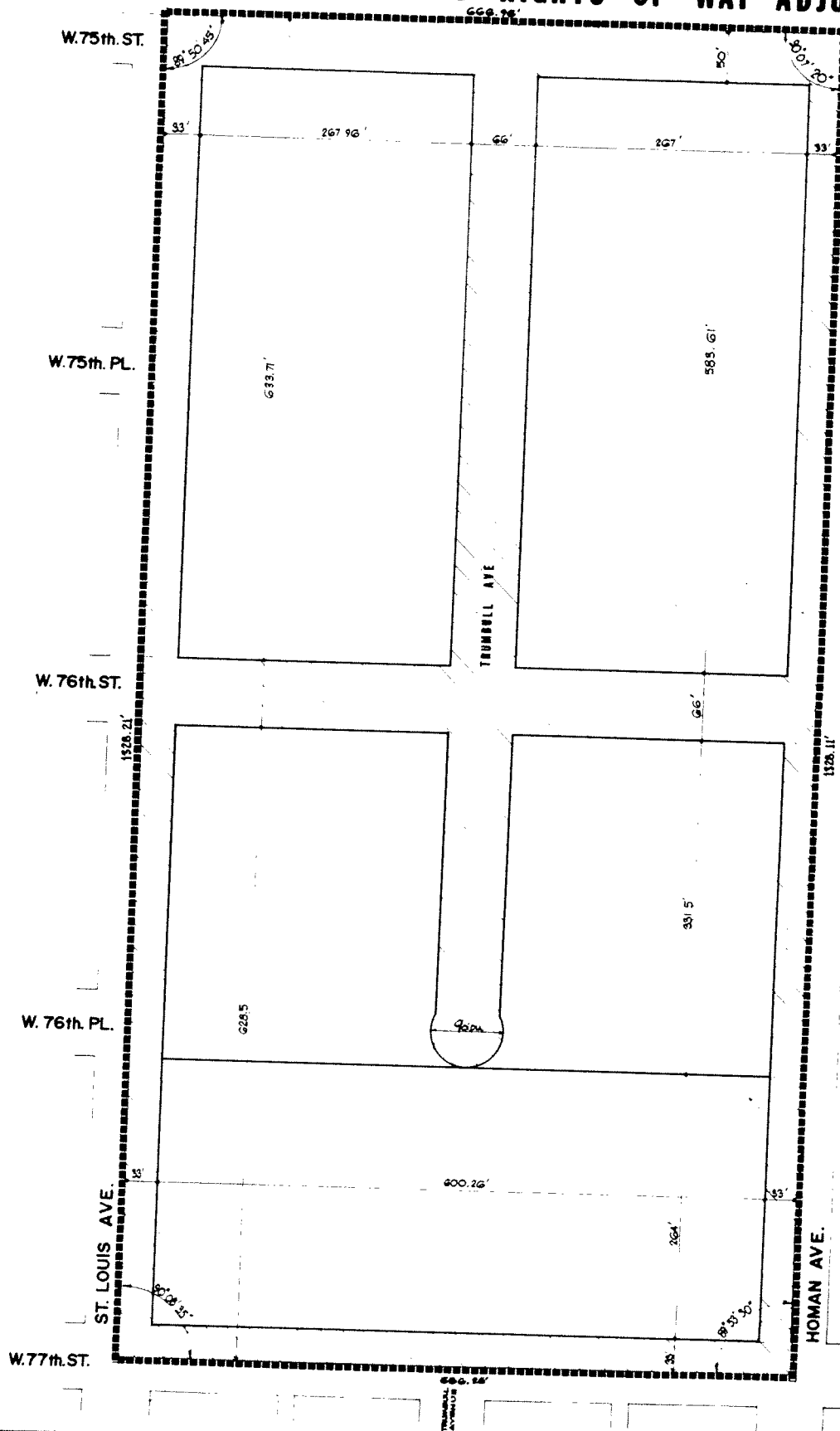
# 7159  
Passed 10/13

- 1 THE AREA DELINEATED HEREON AS "RESIDENTIAL PLANNED DEVELOPMENT" IS OWNED AND CONTROLLED IN SINGLE OWNERSHIP BY WINSTON HOMES INC.
- 2 OFF STREET PARKING FACILITIES WILL BE PROVIDED IN COMPLIANCE WITH THIS PLAN OF DEVELOPMENT AS AUTHORIZED BY THE CHICAGO ZONING ORDINANCE.
- 3 ANY DEDICATION OR VACATION OF STREETS AND ALLEYS OR ADJUSTMENT OF RIGHTS OF WAY OR CONSOLIDATION OR RESUBDIVISION OF PARCELS SHALL REQUIRE A SEPARATE SUBMITTAL ON BEHALF OF WINSTON HOMES INC. AND APPROVAL BY THE CITY COUNCIL.
- 4 USE OF LAND WILL CONSIST OF DUPLEX APARTMENTS AND SIX UNIT APARTMENT BUILDINGS.
- 5 THE APPLICANT, WINSTON HOMES INC., OR ITS SUCCESSOR IS REQUIRED TO OBTAIN ALL APPLICABLE OFFICIAL REVIEWS, APPROVALS OR PERMITS.
- 6 THE FOLLOWING INFORMATION SETS FORTH DATA CONCERNING THE PROPERTY INCLUDED IN SAID PLANNED DEVELOPMENT AND DATA CONCERNING A GENERALIZED LAND USE PLAN (SITE PLAN) ILLUSTRATING THE DEVELOPMENT OF SAID PROPERTY IN ACCORDANCE WITH THE INTENT AND PURPOSE OF THE CHICAGO ZONING ORDINANCE AS RELATED TO A R3 GENERAL RESIDENCE DISTRICT AND WITH THE REGULATIONS HEREBY MADE APPLICABLE THERETO.
- 7 THE PLAN OF DEVELOPMENT HEREBY ATTACHED SHALL BE SUBJECT TO THE "RULES, REGULATIONS, AND PROCEDURES IN RELATION TO PLANNED DEVELOPMENTS" AS PROMULGATED BY THE COMMISSIONER OF CITY PLANNING.

APPLICANT:  
WINSTON HOMES INC.  
CHICAGO, ILLINOIS

# RESIDENTIAL PLANNED DEVELOPMENT

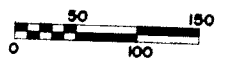
## PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENTS



### LEGEND

PLANNED DEVELOPMENT BOUNDARY

AREA TO BE DEDICATED






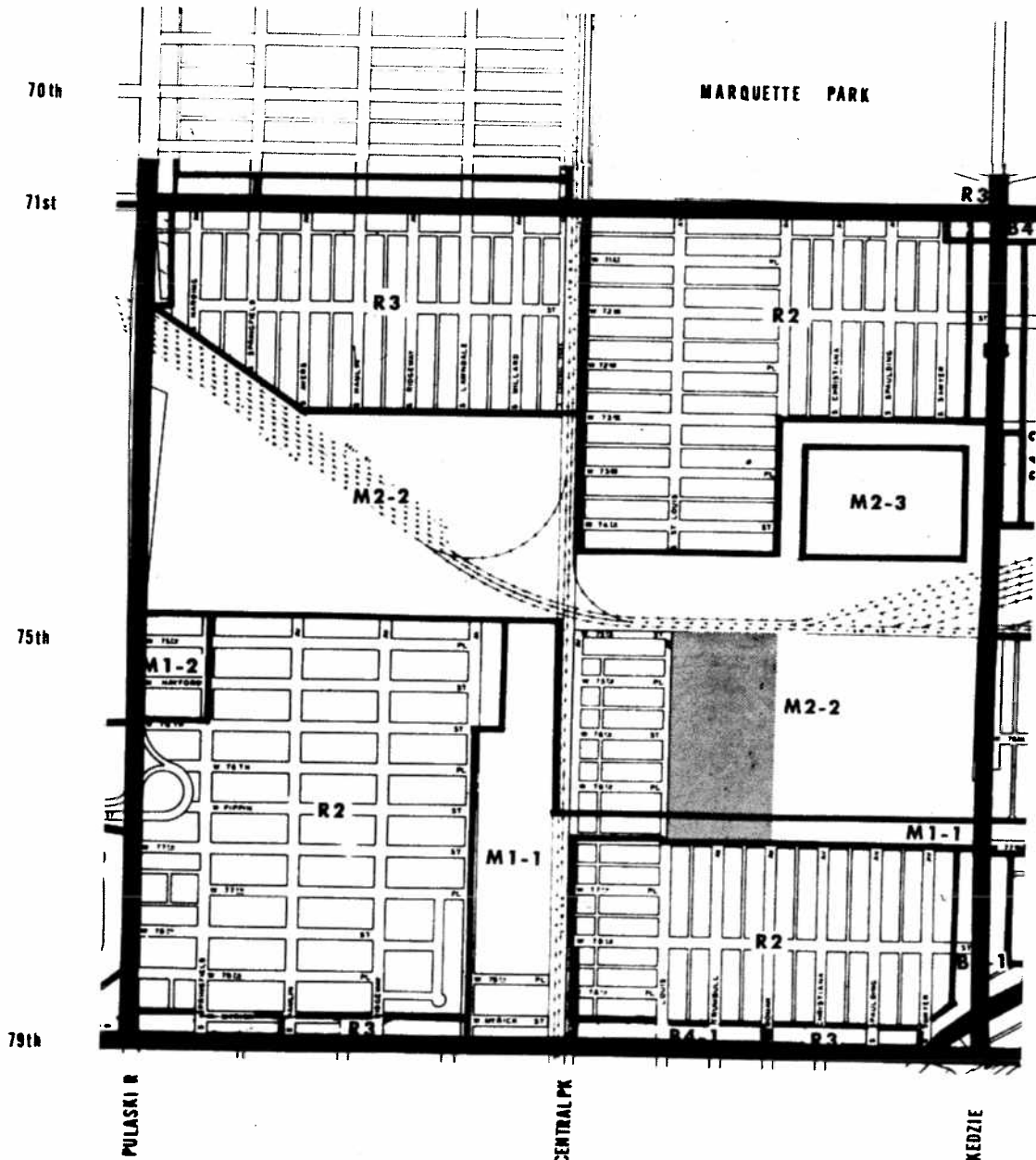
APPLICANT :  
WINSTON HOMES INC.  
CHICAGO ILLINOIS

# RESIDENTIAL PLANNED DEVELOPMENT

## EXISTING ZONING and PREFERENTIAL STREET SYSTEM

### LEGEND

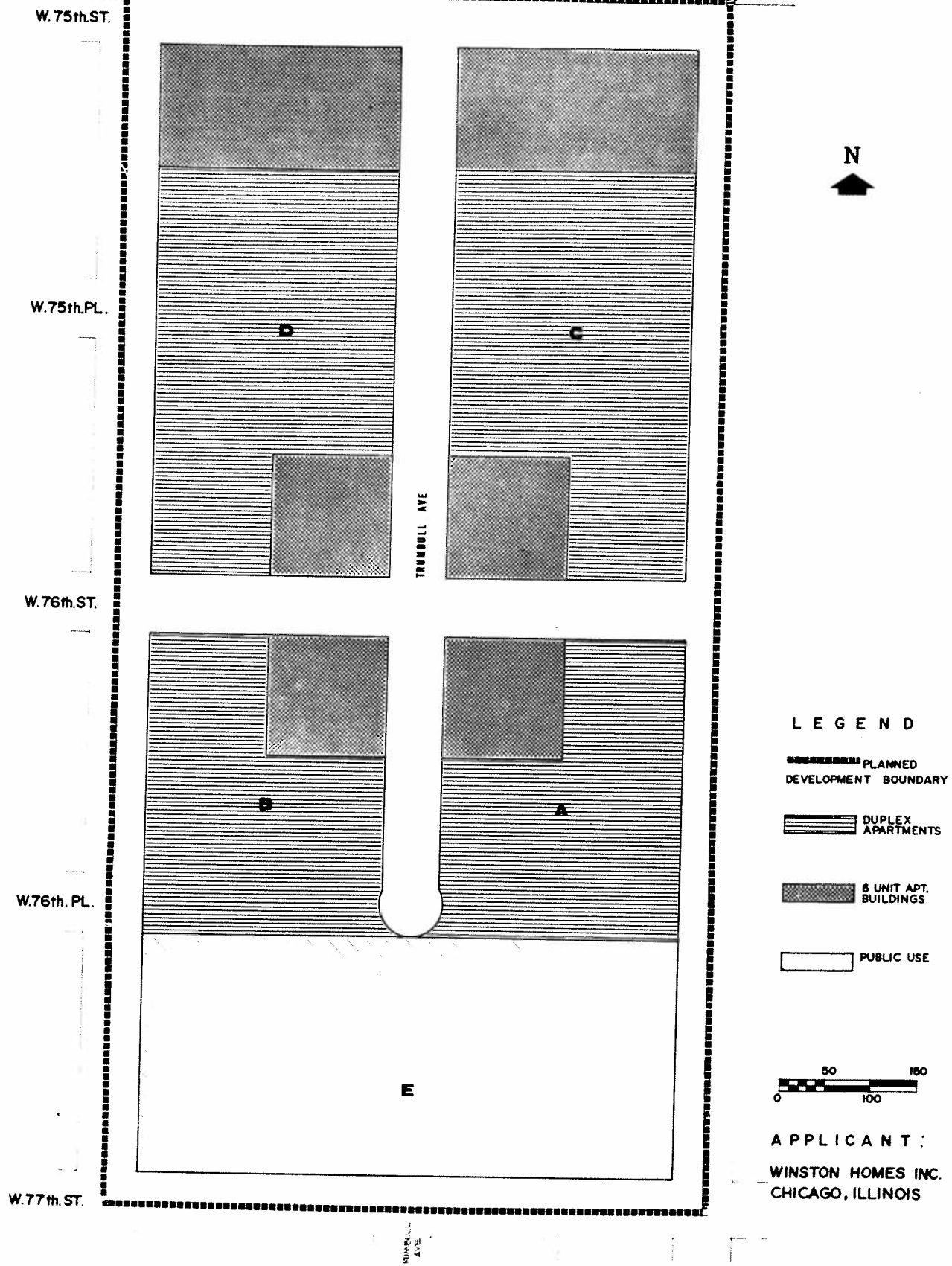
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT



APPLICANT: WINSTON HOMES INC CHICAGO, ILLINOIS

# RESIDENTIAL PLANNED DEVELOPMENT

## GENERALIZED LAND USE PLAN



# RESIDENTIAL PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE BULK REGULATIONS and DATA

	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX. BLDG. HT. FT	EST. NO. OF D.U.'s	EST. NO. OF PERSONS PER ACRE	MAX. F. A. R.	MAX. % OF LAND COVERED
	SQ FT	ACRES						
<b>D</b>	156,348.13	3.59	DUPLEX APARTMENTS 6 UNIT APT. BUILDING	27	70	73.1	.67	22.7
<b>C</b>	155,823.87	3.49	DUPLEX APARTMENTS 6 UNIT APT. BUILDING	27	70	75.2	.68	22.8
<b>B</b>	88,828.74	2.09	DUPLEX APARTMENTS 6 UNIT APT. BUILDING	27	34	60.76	.65	21.6
<b>A</b>	88,510.5	2.06	DUPLEX APARTMENTS 6 UNIT APT. BUILDING	27	34	61.65	.65	21.7
<b>E</b>	158,653.44	3.65	PUBLIC USE					
<b>TAL</b>	648,200.68	14.88			208			

GROSS SITE AREA = NET SITE AREA 14.88 ACRES + AREA OF PUBLIC STREETS 5.51 ACRES = 20.39 ACRES

MAXIMUM NUMBER OF D.U.'s 208

MAXIMUM NUMBER OF D.U.'s PER ACRE OF TOTAL NET SITE AREA RESIDENTIAL 18.5

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA RESIDENTIAL .67 PERMITTED 0.7

ESTIMATED NO. OF PERSONS PER ACRE 69.3

MINIMUM NO. OF PARKING SPACES 208 EACH SPACE 8'-0" x 20'-0"  
MINIMUM PARKING REQUIREMENTS 100% FOR DUPLEX & APT. BUILDINGS

MINIMUM SETBACKS  
FRONT YARD 20'-0"  
SIDE YARD 5'-0"  
REAR YARD 30'-0"

MAXIMUM OVERALL % OF LAND COVERED FOR TOTAL NET SITE AREA (RESIDENTIAL) 23%

APPLICANT: WINSTON HOMES INC CHICAGO, ILLINOIS